

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 3/4 Camperdown Avenue, Sunshine North Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$430,000

Median sale price

Median price \$483,000 Property Type Unit Suburb Sunshine North

Period - From 01/10/2018 to 30/09/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/9 Cranbourne Av SUNSHINE NORTH 3020	\$442,000	10/07/2019
2	2/1 Branston Rd ST ALBANS 3021	\$399,000	19/07/2019
3	2/12 Camperdown Av SUNSHINE NORTH 3020	\$395,000	18/07/2019

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 18/11/2019 15:14